

The Department of Community Planning & Development
City Hall, Lynchburg, VA 24504 434-455-3900

To: Planning Commission

From: Planning Division

Date: May 26, 2004

Re: **CONDITIONAL USE PERMIT (CUP):** Lynchburg Church of the Nazarene,
1737- 1745-1747 Wards Ferry Road

I. PETITIONER

Lynchburg Church of the Nazarene, 1737 Wards Ferry Road, Lynchburg, VA 24502.

Representative: Matthew D. Davis, McKnight Group, 3351 McDowell Road, Grove City, Ohio 43123.

II. LOCATION

The subject property is a tract of about 30.7 acres located at 1737-1745-1747 Wards Ferry Road.

Property Owners: Stephen G. Willis, Senior Pastor, 1737 Wards Ferry Road, Lynchburg, VA 24502

III. PURPOSE

The purpose of this petition is to allow construction of a new multi-ministry building and additional parking.

IV. SUMMARY

- Petition agrees with the *Comprehensive Plan* which recommends Medium Density Residential land uses for this area.
- Petition agrees with the Zoning Ordinance in that places of worship are allowed by Conditional Use Permit approved by the City Council in a R-3, Two-Family Residential District.
- Petition proposes the use of the property as a church, with the addition of a multi-ministry building and additional parking.

The Planning Division recommends approval of the CUP petition.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The Lynchburg *Comprehensive Plan* recommends Medium Density Residential uses for this area, which includes places of worship.
2. **Zoning.** The subject property was annexed into the City in 1976. The existing R-3, Two-Family Residential zoning was established in 1978 with the adoption of the current *Zoning Ordinance*. Churches and other places of worship are allowed in R-3 districts by Conditional Use Permit approved by the City Council.
3. **Board of Zoning Appeals (BZA).** The Zoning Official has determined that no variances will be needed for the proposed church or parking additions.

4. **Surrounding Area.** There have been six items requiring City Council approval in the immediate area:
 - 4/8/86: City Council approved a conditional rezoning from R-3 to R-4(C) to allow the addition of 12 townhouses for rent in the College Park Apartments at 1711 Wards Ferry Road.
 - 8/11/88: City Council approved a CUP for construction of a Masonic Lodge and parking area at 1730 Wards Ferry Road.
 - 2/14/89: City Council approved a CUP for construction of 108 townhouse units at 110 and 130 Aaron Place.
 - 1/14/92: City Council approved a conditional rezoning for the parcel to the west of the subject property and a second petition for a conditional rezoning for the parcel to the south of the subject property. These two parcels are owned by the petitioner.
 - 10/28/03: City Council approved a CUP for construction of townhomes for sale at 2002-2004 Wards Ferry Road.
5. **Site Description.** The subject property is bounded to the north by single-family residences and vacant property (across Wards Ferry Road), to the west and south by vacant property now owned by the church, and to the east by single-family residences and vacant property.
6. **Proposed Use of Property.** The purpose of the CUP is to allow construction of a new “multi-ministry” building and additional parking for the church, as shown in the Phase I Site Plan. This is the first phase of a multi-phase master plan that will ultimately include other uses. The applicant has not determined what additional facilities will be constructed, so this CUP petition covers only the uses shown in the Phase I Site Plan.
7. **Traffic and Parking.** The City Traffic Engineer expressed several concerns regarding the subject petition, including elimination of the southernmost entrance/exit due to inadequate sight distances, moving the middle entrance further to the south, and providing a right turn lane for the northernmost entrance and left turn lane for the southern entrance. These issues have been or will be addressed by the applicant. A left turn lane is included as a condition.
8. **Storm Water Management.** New impervious areas will exceed 1,000 square feet; as such, a stormwater management plan will be required. Proposed stormwater management for the site will be accomplished through the use of an extended detention facility.

Stormwater quality will be addressed using the aforementioned extended detention facility. In addition, City staff recommends the use of structural inlet filters to offset quality requirements for hydrocarbons.
9. **Impact.** The church’s new multi-ministry building will be visible from Wards Ferry Road. Renderings submitted with the application show an attractive building that will improve the appearance of the site. The church’s facilities are located far enough from neighboring residences to the east and west that there should be little impact on the neighbors. Only those residences directly across Wards Ferry Road will be able to see

activities at the church. The church has worked with the City Traffic Engineer to ensure that the additional traffic to and from the church does not cause problems for the neighborhood. Traffic may become more of an issue when the applicant constructs subsequent phases. It should be noted that some of the increased traffic in the neighborhood at this time is due to traffic going to and from the Wards Crossing retail center at the other end of Wards Ferry Road.

10. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the preliminary site plan on April 20, 2004. Comments on stormwater management, traffic, and landscaping/buffering have been or will be addressed by the developer prior to final site plan approval.
 11. **Conditions.** According to Section 35.1-15 (f) of the Zoning Ordinance, the Planning Commission or City Council may impose any conditions deemed necessary or appropriate in approving a CUP.
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VI. PLANNING DIVISION RECOMMENDATION

Based on the preceding Findings of Fact, the Planning Commission recommends to the City Council approval of the petition of Lynchburg Church of the Nazarene for a conditional use permit at 1737, 1745, 1747 Wards Ferry Road for the use as a church with a multi-ministry building and additional parking on property zoned R-3, Two-Family Residential, subject to the following conditions:

1. The property will be developed in substantial compliance with the Phase I Site Plan prepared by The McKnight Group, dated March 29, 2004, and received by the Department of Community Planning and Development on May 26, 2004.
2. Any buildings or other facilities not shown on the approved site plan will require application for another Conditional Use Permit (CUP) at the time the applicant wishes to construct them.
3. The building will meet all building code requirements as determined by the Inspections Division.
4. A subdivision plat will be submitted and approved vacating all interior lot lines.
5. The applicant will satisfy all stormwater-related requirements of Chapter 16.2 of the Lynchburg City Code. In addition, City staff recommends the use of structural inlet filters to offset quality requirements for hydrocarbons.
6. The applicant will submit a landscaping plan for the site that shows all newly landscaped areas, including foundation plantings and vegetative

buffers, that is acceptable to the City's Urban Forester and City Planner.

- 7. The applicant will provide a left turn lane at the main entrance to the facility.**
- 8. All exterior lighting will be nondirectional and glare-shielded to prevent illumination across the property line onto adjacent properties.**

This matter is respectfully offered for your consideration.

William T. Martin, AICP
City Planner

pc: Mr. L. Kimball Payne, III, City Manager
Mr. Walter C. Erwin, City Attorney
Ms. Rachel O. Flynn, Director of Community Planning & Development
Mr. Bruce A. McNabb, Director of Public Works
Mr. R. Douglas Dejarnette, Fire Marshal
Ms. Judith C. Wiegand, AICP, Senior Planner
Mr. J. Lee Newland, Director of Engineering
Mr. Gerry L. Harter, Traffic Engineer
Mr. Robert Drane, Building Commissioner
Mr. Arthur L. Tolley, Zoning Official
Mr. Robert S. Fowler, Zoning Official
Mr. Kent White, Environmental Planner
Mr. Matt Davis, Petitioner/Representative

VII. ATTACHMENTS

- 1. Vicinity Zoning Pattern**
(see attached map)
- 2. Vicinity Proposed Land Use**
(see attached map)
- 3. Site Plan**
(see attached site plans)
- 4. Narrative**
(see attached narrative)